

PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		LAKE ST, ARLINGTON

OWNERSHIP

Owner 1:	DIFRANZA ELIZABETH J			
Owner 2:				
Owner 3:				
Street 1:	259 LAKE STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	POZICANO CHRISTOPHER -		
Owner 2:	-		
Street 1:	259 LAKE STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.14757	Total SF/SM:	6428	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,244	Spl Credit	Total:	441,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6428.000	307,000		441,200	748,200
Total Card	0.148	307,000		441,200	748,200
Total Parcel	0.148	307,000		441,200	748,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		519.58	/Parcel: 519.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	307,000	0	6,428.	441,200	748,200		Year end	12/23/2021
2021	101	FV	297,900	0	6,428.	441,200	739,100		Year End Roll	12/10/2020
2020	101	FV	297,800	0	6,428.	441,200	739,000	739,000	Year End Roll	12/18/2019
2019	101	FV	240,500	0	6,428.	468,800	709,300	709,300	Year End Roll	1/3/2019
2018	101	FV	240,500	0	6,428.	342,000	582,500	582,500	Year End Roll	12/20/2017
2017	101	FV	240,500	0	6,428.	297,800	538,300	538,300	Year End Roll	1/3/2017
2016	101	FV	240,500	0	6,428.	253,700	494,200	494,200	Year End	1/4/2016
2015	101	FV	234,700	0	6,428.	248,200	482,900	482,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

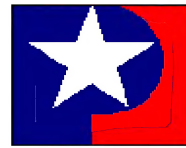
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	MEAS&NOTICE	BS	Barbara S
5/13/2009	Measured	372	PATRIOT
12/21/1999	Inspected	276	PATRIOT
12/10/1999	Missed Appt.	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: _____ VERIFICATION OF VISIT NOT DATA ____/____/____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	14415
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

